



Total Area Approx 1284.00 sq ft

49 Cowley Drive, Woodingdean, BN2 6WD

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Guide Price £425,000-£450,000
Freehold



49 Cowley Drive Woodingdean, BN2 6WD

*** GUIDE PRICE £425,000-£450,000 ***

Located in a popular residential area with stunning views of the South Downs, this three-bedroom semi-detached house with garage, driveway with parking for three cars and a westerly aspect low-maintenance garden is being sold with NO ONWARD CHAIN. Accommodation comprises a spacious living/dining room and separate kitchen to the ground floor, two bedrooms, office and family bathroom to the first floor, and a third bedroom and shower room to the second floor. The property further benefits from gated side access to the rear garden, wonderful views to the South Downs and easy access to countryside walks. Local primary school, Rudyard Kipling, and bus services into Brighton's city centre are in close proximity. There is a local Post Office/convenience store and Co-Op within walking distance, and a family-friendly pub and a variety of take-aways within a 5-minute drive. This property would make an ideal family home with scope to improve.

Approach

Driveway leads to garage with off-road parking for three cars, front garden laid to pebble with hedged front border, gated side access to rear garden.

Entrance Porch

Obscure glazed with enclosed light fitting and tiled floor. Front door with inset glass panes opens into:

Entrance Hall

Narrow half-length window to side, understairs storage cupboard housing electric meter and consumer unit, built-in cupboard with concertina doors providing hanging and shelving for coats and shoes. Dado rail and stairs ascend to first floor, enclosed light fitting, radiator, carpet. Timber door with six inset panels opens into:

Lounge/Dining Room

Dual aspect with double glazed UPVC window to front with views to the South Downs and French doors to rear garden. Decorative marble tiled fireplace, dado rail, two light fittings, both with three spotlights, two radiators, carpet.

Lounge Area Measurements:

3.08m x 3.28m (10'1" x 10'9")

Dining Area Measurements:

3.43m x 3.52m (11'3" x 11'6")

Kitchen

2.21m x 4.48m (7'3" x 14'8")
Dual aspect with south and west-facing UPVC windows. Fitted kitchen comprising a range of matching wooden base, wall and display units. Cupboard housing 'Worcester' boiler with space for storage. Roll-edge work surfaces with tiled splashbacks, 'Zanussi' under-counter fridge and freezer, 'Beco' dishwasher, 'Hotpoint' washing machine and 'Hotpoint' freestanding electric oven with four-ring gas hob and extractor over. Sink with drainer and mixer tap. Two light fittings, both with three spotlights, part-tiled walls, tiled floor and radiator. Door with two inset obscure glazed panes opens to side of property.

First Floor Landing

UPVC window to side, thermostat, enclosed light fitting, fire alarm, carpet.

Bathroom

White suite comprising panel-enclosed bath with electric shower over plus mixer tap and hand-held shower attachment, pedestal wash basin and low-level WC. Airing cupboard with shelving, wood panelled walls to dado level, radiator, enclosed light fitting and obscure glazed UPVC window to rear.

Bedroom

3.23m x 3.32m (10'7" x 10'10")
Large UPVC window overlooking rear garden, radiator, enclosed light fitting, dado rail, shelf into recess, carpet.

Bedroom

2.69m x 3.52m (8'9" x 11'6")
UPVC window to front with views of the Downs, dado rail, central light fitting with three spotlights, radiator, carpet.

Office

2.62m x 2.55m (8'7" x 8'4")
UPVC window to front with views of the Downs, radiator, carpet, light fitting with two spots. Carpeted staircase with handrail ascends to:

Second Floor Landing

UPVC window to side, door to eaves storage, door to shower room and door into:

Bedroom

3.82m x 5.21m (12'6" x 17'1")
Dual aspect with UPVC windows to rear and front with views to the Downs. Recessed open storage space with high-level shelf, skimming with shelf and fitted dressing table below. Built-in cupboard with space for hanging, eaves storage, radiator.

Shower Room

White suite comprising shower tray with 'Triton' electric shower, pedestal wash basin and low-level WC. Fully tiled, vinyl flooring, radiator and UPVC obscure glazed window to rear.

Garage

2.54m x 5.18m (8'3" x 16'11")
Up-and-over door, concrete floor, window to rear, two shelves, fridge/freezer, power and fluorescent tube lighting.

Garden

Split-level patio with two steps up to lawned garden with mature shrub borders either side and raised area with small pond.



- Three Bedroom Semi-Detached House
- Garage & Driveway for Three Cars
- West-Facing Garden
- Spacious Lounge/Dining Room
- Bathroom & Shower Room
- UPVC Windows
- Walking Distance to Bus Stop
- South Woodingdean
- Ideal Family Home
- NO ONWARD CHAIN

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**